

MINUTES OF SPECIAL MEETING  
SUGAR CITY COUNCIL  
WEDNESDAY JUNE 30, 2021

Presiding: Mayor Steven Adams

Meeting Via Internet and at City Hall Convened at 7:00 p.m.

Prayer: Councilwoman Nielsen

Pledge of Allegiance: Councilwoman Ball

Present at City Hall and Online: Mayor Steven Adams; Councilors Joy M. Ball, Glenn Dayley, Connie Fogle, and Catherine Nielsen; Clerk-Treasurer Wendy McLaughlin; City Attorney Chase Hendricks; Public Works Director Arlynn Jacobson; Code Enforcement Officer Jon Turner; City Building Inspector and P&Z Administrator Quinton Owens; Planning & Zoning Chairman Dave Thompson; Community Development Specialist Kurt Hibbert; Concordia Development Group CEO Brandt Monette; Old Farm Estates Developers Jeff and Ryan Lerwill, and Nathan Williams; Citizens Michelle Adams, Barbara Lusk, others who may have joined electronically but not identified.

**CONSENT AGENDA:**

6-10-21 Minutes were tabled until next meeting.

**CITY FIBER OPTIC BACKBONE:** Dave Thompson addressed the council and gave an in depth review of the “Ammon Model” fiber infrastructure. The City of Ammon, Idaho has led out in Idaho cities and nationwide in supplying residents with a fiber network utility. The cost to the City of Ammon to install the fiber infrastructure was around \$300,000. The cost to each resident includes a one-time installation fee of \$3,600 to run the cable to the home, a monthly fee to the city for maintenance, and a monthly service fee to their internet service provider (ISP) for about \$65/month. Residents can choose to participate in a Local Improvement District (LID) for the \$3,600 one-time installation fee, pay up front, or opt out.

Sugar City’s goal is to provide fiber internet to each residence within the city similar to Ammon over the next several years. However, through the American Relief Plan Act of 2021 (ARPA), grant funds are available now to help with city infrastructure which includes internet fiber. Sugar City has received the first deposit of the \$156,160 allotted. The second deposit is scheduled to be received a year from now. It was proposed that the city begin now to purchase materials and preliminary planning and engineering services as current and future demand will drive those costs up.

**MOTION:** It was moved by Councilwoman Nielsen and seconded by Councilwoman Ball to approve up to \$18,000 for preplanning and engineering services and bid requests for materials toward a city fiber infrastructure; motion carried.

**OLD FARM ESTATES DEVELOPMENT AGREEMENT:** The council, staff, and Planning and Zoning together with the developers discussed the new proposed Old Farm Estates Development Agreement and Master Plan. All seemed to be pleased with the direction and progress of the proposed project and that it is well planned and thought out. A summary of

is listed below:

- Connecting parks and green space provided with walking trails, sidewalks, and intermodal bike paths
- Variety of affordable housing
- Secondary irrigation system
- Increased open space
- Buffering between higher density zones
- South roadway entrance to city straightened
- Provisions made for safety and inclusion

A summary of some of the concerns is listed below:

- Teton Heights Parking
- Increased Density
- Settlement Agreement in relation to the proposed Master Plan and Development Agreement
- Compliance with city code
- Development costs to the city for parks, irrigation system, walkways, and other improvements
- How to go forward to meet the needs of the city, citizens, and developers

The mayor suggested there are two options before the council on how to move forward.

1. The proposal, with some possible changes to density, could be processed through the council with staff recommendations, and public hearing input. Recommended.
2. The proposal, as is, would be processed through Planning and Zoning for rezoning, public hearings, findings of fact, and recommendations. This option could take several months and is not recommended as it likely would not be an option for the developers.

The staff will continue to do an in depth review with the city engineer to work out conflicting details.

**OLD FARM ESTATES MASTER PLAN:** See above.

Meeting adjourned at 10:30 p.m.

Signed: \_\_\_\_\_  
Steve Adams, Mayor

Attested: \_\_\_\_\_  
Wendy McLaughlin, Clerk-Treasurer